



GAIL FARBER, Director

## COUNTY OF LOS ANGELES DEPARTMENT OF PUBLIC WORKS

*"To Enrich Lives Through Effective and Caring Service"*

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ALHAMBRA, CALIFORNIA 91803-1331  
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ADDRESS ALL CORRESPONDENCE TO:  
P.O. BOX 1460  
ALHAMBRA, CALIFORNIA 91802-1460

IN REPLY PLEASE  
REFER TO FILE

November 09, 2016

The Honorable Board of Supervisors  
County of Los Angeles  
383 Kenneth Hahn Hall of Administration  
500 West Temple Street  
Los Angeles, California 90012

Dear Supervisors:

**CONSTRUCTION-RELATED CONTRACT  
PUBLIC BUILDINGS CORE SERVICES AREA  
SAN FERNANDO MENTAL HEALTH CENTER PROJECT  
ESTABLISH CAPITAL PROJECT AND  
APPROVE APPROPRIATION ADJUSTMENTS  
CAPITAL PROJECT NO. 77581  
(SUPERVISORIAL DISTRICT 3)  
(3 VOTES)**

### **SUBJECT**

The recommended actions will establish the San Fernando Mental Health Center project, approve Appropriation Adjustments for the project, allow the Director of Public Works or her designee to proceed with the pre-design activities, and prepare the appropriate environmental documents.

### **IT IS RECOMMENDED THAT THE BOARD:**

1. Find that the recommended actions are not a project pursuant to the California Environmental Quality Act.
2. Establish Capital Project No. 77581 for the San Fernando Mental Health Center project.
3. Approve Appropriation Adjustments to transfer \$1,500,000 from the Department of Public Health Operating budget and \$10,500,000 from Services and Supplies from the Department of Mental Health's Operating budget to the San Fernando Mental Health Center project, Capital Project No. 77581.

4. Authorize the Director of Public Works or her designee to seek the necessary jurisdictional approvals to demolish the existing San Fernando Courthouse Annex building.

#### **PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION**

Approval of the recommended actions will find that these actions are not a project under the California Environmental Quality Act (CEQA); establish Capital Project No. 77581 for the San Fernando Mental Health Center (SFMHC) project for the Department of Mental Health (DMH); approve Appropriation Adjustments; and authorize the Director of Public Works or her designee to seek the necessary jurisdictional approvals to demolish the existing San Fernando Courthouse Annex building.

#### **Background**

The proposed SFMHC project will consist of demolishing the existing abandoned San Fernando Courthouse Annex building (located at 919 1st Street) and construction of a new 1-story Mental Health building. The new building will be approximately 15,000 square feet and would provide Mental Health services mostly for children. The building includes a waiting area, reception area, business offices, counseling/therapy rooms, cubicle spaces, conference room, group therapy rooms, storage and staff lounge, and accessible restrooms. The facility also houses space for the Department of Public Health (DPH) Nurse Family Partnership program to co-locate at this center. This program provides intensive home visitation services to young, first time pregnant women throughout the County. The Nurse Family Partnership program collaborates with the Mental Health program on health issues such as substance abuse, mental health, and teen pregnancy programs. The proposed new facility would be more efficiently laid out to accommodate the various functions and designed to meet patient privacy standards.

In September 2014, the Department of Public Works completed a structural building assessment of the San Fernando Valley Courthouse Annex building. In December 2015, Public Works completed a feasibility study that was requested by DMH to study options to structurally upgrade and remodel the building or to demolish the existing building and replace it with a new Mental Health Center. Based on this study, the option to demolish and build a new building was determined to be the most cost-effective and viable option. The current preliminary target project cost for this option is \$12,000,000.

Public Works plans to complete the proposed project using the design-build delivery method, and upon the Board's approval of these recommendations, scoping documents will be developed for the proposed project. An architect/engineer will be procured using a Board-approved, as-needed architectural/engineering consultant contract to complete the scoping documents. Concurrently, an environmental consultant will also be procured using a Board-approved, as-needed consultant contract to complete the environmental documents. Upon completion of the predesign activities, scoping documents, and environmental documentation required under CEQA, Public Works will return to the Board to seek approval of the environmental document, the total project budget and schedule, and award of the design-build contract.

#### **Green Building/Sustainable Design Program**

The SFMHC project will support the Board's policy for Green Building/Sustainable Design Program by incorporating sustainable design features to optimize energy and water use efficiency.

### **Implementation of Strategic Plan Goals**

The Countywide Strategic Plan directs the provisions of Operational Effectiveness/Fiscal Sustainability (Goal 1), Community Support and Responsiveness (Goal 2), and Integrated Services Delivery (Goal 3). The proposed project supports these goals by allowing DMH to provide services in the San Fernando Valley, which will increase accessibility of services and allow for efficient, safe, and continuous care.

### **FISCAL IMPACT/FINANCING**

The preliminary target project cost for the SFMHC project, including the preparation of scoping documents, plans and specifications, plan check, design and construction, change orders, civic art allocation, consultant services, miscellaneous expenditures, and County services, is currently targeted to be \$12,000,000.

Approval of the enclosed Appropriation Adjustments will reallocate \$1,500,000 from DPH's Operating budget and \$10,500,000 in Services and Supplies from the Department of Mental Health's Operating budget to the SFMHC project, Capital Project No. 77581, to fully fund the project. The \$10,500,000 for DMH is fully funded with 2011 Realignment revenue.

The project will be partially funded with \$1,500,000 of net County costs from DPH's Operating budget, and \$10,500,000 of sales tax realignment from DMH's Operating budget.

Public Works will return to the Board with recommendations to seek approval of the final project budget and award of the design build contract upon completion of the Design-Build Request for Proposals process.

#### **Operating Budget Impact**

DMH will fund the operational cost with 2011 Realignment, State Mental Health Services Act, State Senate Bill 82, and Federal Financial Participation Medi-Cal and will utilize a one-time 2011 Realignment revenue from the Sales Tax Realignment Trust fund account for one-time costs, as needed.

DPH will cover the operational costs for the Nurse Family Partnership program through various budget savings. Only nine DPH staff will be impacted by the relocation of the program and operational costs which will be handled within existing resources.

### **FACTS AND PROVISIONS/LEGAL REQUIREMENTS**

In accordance with the Board's Civic Art Policy amended on August 11, 2015, the proposed project budget includes 1 percent of the design and construction costs to be allocated to the Civic Art fund. The Civic Art amount will be provided when we return to the Board to award the design-builder.

### **ENVIRONMENTAL DOCUMENTATION**

The recommended actions are not a project under CEQA because they are excluded from the definition of a project under Section 21065 of the Public Resources Code and Section 15378(b)(4) and (5) of the State CEQA Guidelines since they consist of administrative activity of government and the establishment of a government funding mechanism, which will not result in direct or indirect

physical changes to the environment and do not involve any commitment to a specific project, which may result in a potentially significant impact on the environment. We will return to the Board prior to award of the design-build agreement to recommend appropriate environmental findings for any activities that would be considered a project under CEQA.

### **CONTRACTING PROCESS**

Public Works intends to use the design-build delivery method to complete final design and construction of the project. Public Works will use a Board-approved, as-needed environmental consultant contract to develop the appropriate environmental documents and a Board-approved, as-needed architect/engineer to complete scoping documents.

### **IMPACT ON CURRENT SERVICES (OR PROJECTS)**

Establishment of the SFMHC project will have no impact on current County service. The SFMHC project will enhance the County's ability to provide mental health services in the San Fernando Valley by providing a Mental Health facility that services children. In addition, co-locating DPH with DMH support's the County's goal to integrate services.

### **CONCLUSION**

Please return one adopted copy of this Board letter to the Department of Public Works, Project Management Division I.

Respectfully submitted,

A handwritten signature in cursive script that reads "Gail Farber".

GAIL FARBER

Director

GF:AM:ms

Enclosures

c: Arts Commission  
Chief Executive Office (Capital  
ProgramsDivision)  
County Counsel  
Executive Office  
Department of Mental Health  
Department of Public Health

PINK

BA FORM 03/13

BOARD OF  
SUPERVISORS  
OFFICIAL COPY

COUNTY OF LOS ANGELES

**REQUEST FOR APPROPRIATION ADJUSTMENT**

DEPARTMENT OF Mental Health

DEPT'S.  
NO. 435

September 7, 2016

**AUDITOR-CONTROLLER:**

THE FOLLOWING APPROPRIATION ADJUSTMENT IS DEEMED NECESSARY BY THIS DEPARTMENT. PLEASE CONFIRM THE ACCOUNTING ENTRIES AND AVAILABLE BALANCES AND FORWARD TO THE CHIEF EXECUTIVE OFFICER FOR HIS RECOMMENDATION OR ACTION.

**ADJUSTMENT REQUESTED AND REASONS THEREFOR**

**FY 2016-17**

**3 - VOTES**

**SOURCES**

Department of Mental Health  
A01-MH-2000-20500  
Services & Supplies \$10,500,000  
Decrease Appropriation

**USES**

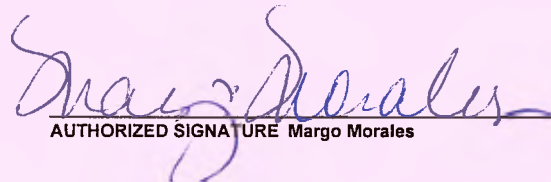
Department of Mental Health  
San Fernando Mental Health Clinic  
A01-CP-6014-65039-77581  
Capital Assets-Building and Improvement \$10,500,000  
Increase Appropriation

**SOURCES TOTAL: \$ 10,500,000**

**USES TOTAL: \$ 10,500,000**

**JUSTIFICATION**

This adjustment is necessary to transfer \$10,500,000 in Services & Supplies from the Department of Mental Health's Operating Budget funded with 2011 Realignment to fund the San Fernando Mental Health Clinic project, Capital Project No. 77581.

  
AUTHORIZED SIGNATURE Margo Morales

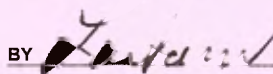
BOARD OF SUPERVISOR'S APPROVAL (AS REQUESTED/REVISED)

REFERRED TO THE CHIEF  
EXECUTIVE OFFICER FOR ---

☐ ACTION

☒ RECOMMENDATION

AUDITOR-CONTROLLER

BY 

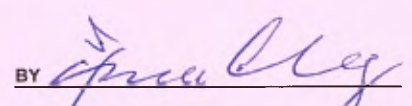
B.A. NO. 021

September 7, 2016

☒ APPROVED AS REQUESTED

☐ APPROVED AS REVISED

CHIEF EXECUTIVE OFFICER

BY 

Sept 7, 2016

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BA FORM 03/13

BOARD OF  
SUPERVISORS  
OFFICIAL COPY

COUNTY OF LOS ANGELES

**REQUEST FOR APPROPRIATION ADJUSTMENT**

**DEPARTMENT OF PUBLIC HEALTH**

DEPT'S.  
NO. 295

September 6, 2016

**AUDITOR-CONTROLLER:**

THE FOLLOWING APPROPRIATION ADJUSTMENT IS DEEMED NECESSARY BY THIS DEPARTMENT. PLEASE CONFIRM THE ACCOUNTING ENTRIES AND AVAILABLE BALANCES AND FORWARD TO THE CHIEF EXECUTIVE OFFICER FOR HIS RECOMMENDATION OR ACTION.

**ADJUSTMENT REQUESTED AND REASONS THEREFOR**

**FY 2016-17**

**3 - VOTES**

**SOURCES**

Department of Public Health Programs  
A01-PH-2000-23450  
Services & Supplies \$1,500,000  
Decrease Appropriation

**USES**

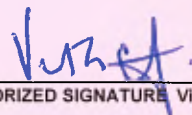
Department of Mental Health  
San Fernando Mental Health Center  
A01-CP-6014-65039-77581  
Capital Assets-Building and Improvement \$1,500,000  
Increase Appropriation

**SOURCES TOTAL: \$ 1,500,000**

**USES TOTAL: \$ 1,500,000**

**JUSTIFICATION**

This adjustment is necessary to transfer \$1,500,000 in Services & Supplies from the Department of Public Health Services' Operating Budget to fund the San Fernando Mental Health Clinic project, Capital Project No. 77581.

  
AUTHORIZED SIGNATURE Victor G. Cortez

BOARD OF SUPERVISOR'S APPROVAL (AS REQUESTED/REVISED)

REFERRED TO THE CHIEF  
EXECUTIVE OFFICER FOR --

☐ ACTION

☒ RECOMMENDATION

AUDITOR-CONTROLLER

BY

B.A. NO. 022

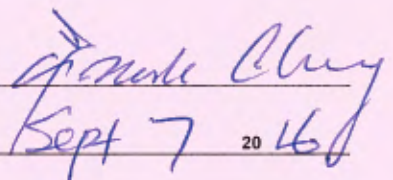
September 7, 2016

☒ APPROVED AS REQUESTED

☐ APPROVED AS REVISED

CHIEF EXECUTIVE OFFICER

BY

  
Sept 7 2016